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ABSTRACT

Present school plant problems of the Monroe County School system in Florida are reported in this document. The survey which revealed these problems also stimulated projection of building needs through 1970-71. Factors taken into consideration were school size, temporary buildings, portable buildings, pupil stations, desirable pupil capacity, initial and ultimate pupil capacity, and use of state funds for recommended facilities. The last section is devoted to descriptions of school plants and recommendations at individual school centers. (RH)

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SCHOOL PLANT SURVEY
MONROE COUNTY SCHOOLS

1965

Report of a survey conducted in accordance with the requirements of Section 18, Article XII of the Constitution of Florida, the School Capital Outlay Amendment, and the provisions of Section 235.15 and Section 236.074, Florida School Laws, 1965 Edition.

EF 000 612

Florida State Department of Education
Floyd T. Christian, State Superintendent
of Public Instruction
Tallahassee, Florida

November, 1965

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SCHOOL PLANT SURVEY
MONROE COUNTY SCHOOLS

The following persons constituted the survey staff. They were reimbursed for per diem and mileage at standard state rates by the Monroe County Board of Public Instruction. Their availability for this survey was by courtesy of their respective employers excepting the persons from the State Department of Education who were assigned to this survey by their supervisors.

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SUMMARY OF SCHOOL PLANT PROBLEMS AND NEEDS

MONROE COUNTY, FLORIDA

This is the report of a survey of the present school plant problems of the Monroe County school system and the estimated needs through 1970-71. This survey was made in November, 1965, at the request of the Monroe County Board of Public Instruction. The survey staff was composed of three people from other county school systems, and three representatives from the State Department of Education.

Legal Basis for School Surveys

Because the erection of new school plants in a community is a major undertaking and represents the expenditure of large amounts of public funds, it is imperative that a school building program be based upon needs as determined by careful analysis of all pertinent data concerning pupil population and the school program. The State of Florida has officially recognized the need for and assumed the responsibility for assuring that school buildings involving the use of state funds are built on the basis of planned programs.

The 1939 Florida School Code contained a provision which directed each county superintendent to "recommend plans and procedures for having a survey made" and instructed the county school board to "approve and adopt a county-wide school building program...based on the recommendations of a survey." The 1939 Florida School Code further instructed the county school boards to have periodic school plant surveys made in their counties.

The Minimum Foundation Program Law of 1947 allocated an annual amount for each instructional unit to be expended in accordance with planned programs of construction based on surveys. Section 18, Article 12, the amendment to the Florida State Constitution authorizing the issuance of State Board of Education Bonds for capital outlay expenditures, stipulates that proceeds from the sale of State Board of Education Bonds are to be expended on projects as recommended in school plant surveys and in the order of priority as set forth in State Board of Education Regulations. Section 236.074, Florida Statutes, the Matched Building Fund Act, requires that funds derived from that source also be expended on projects as recommended in surveys.

Definition and Purpose of a School Building Survey

A school plant survey is a systematic study of present and future school plant needs based on a sound education philosophy. The purpose is to collect,

organize, analyze, and formulate convincing data in order to propose suggestions to assist county school systems and the State Department of Education in planning for the future. Although the local administrators assemble specifically requested data for a county-wide survey, it should be recognized that surveying is a continuous process, and that once a county-wide plant survey is made, the local administration should keep current data on present and future enrollment trends, program changes, and anticipated school plant needs. Continuous surveying provides an excellent means of informing the public on local school plant needs and aids in verifying and supporting estimates of future needs. Previous county-wide school plant surveys of Monroe County were made in 1954 and 1959.

The survey staff met on Monday evening, November 8, 1965, with Dr. Harold Campbell and members of his staff to discuss school building problems and to organize for the survey. Items of information prepared by the county staff were made available to each member of the survey staff.

The survey staff visited each school in Monroe County. Each individual space in every school plant was inspected. The survey staff evaluated each plant and separate space therein in terms of its physical condition and adequacy as an instructional or service facility.

At each school the principal accompanied the survey staff on the inspection of the plant. Each principal had the opportunity to make recommendations for the staff's consideration.

During the course of the survey, the staff met at various times with the county superintendent and members of his staff; all items of information presented and recommendations made by them were considered, but the recommendations contained in this report represent the composite judgment of the survey staff. Therefore, the staff takes full responsibility for all recommendations herein contained.

This survey was limited to the study of school building needs. No comprehensive study was made of the instructional program, and recommendations made for the improvement of the school plants of the county are not to be interpreted as an evaluation of the instructional program.

Members of the survey staff wish to express their appreciation to Dr. Harold Campbell, County Superintendent of Public Instruction, and to other members of the official and professional staff of the Monroe County school system for their courtesy and cooperation in the course of the survey.

State-wide Survey Procedure Policies

Any person casually acquainted with the sixty-seven school systems in Florida recognizes that there cannot be absolute rules for procedures in making a school plant survey. The range in size of pupil population, for example, is such that local situations must, and should, be considered.

The general procedural policies which are discussed below must be flexible and are established and followed only insofar as feasible within a given county. They are presented here so that persons reading this report may be aware of some of the factors which influenced the survey staff's decisions.

(1) School size: It is well-recognized that small schools are economically inefficient and restrictive in program offerings. Generally, new school centers are not recommended for fewer than 180 pupils in elementary schools or 100 pupils per grade level in secondary schools. Where practical, consolidation of existing schools below these minimum sizes is recommended.

(2) Temporary buildings: Generally, all wood exterior buildings are considered as temporary structures (regardless of how long they have been on the site) and not assigned any desirable pupil capacity.

(3) Portable buildings: Facilities designed and built to be moved from one school to another are recognized as providing valuable flexibility in growing counties. These structures are not an integral part of the school plant where they may be located at any particular time and are not assigned any desirable pupil capacity.

(4) Pupil stations: The pupil station is defined as the space necessary for a pupil to engage in specified educational activities. The total pupil stations at a given center is the number of pupils a building will, under desirable conditions, accommodate.

(5) Desirable pupil capacity: Desirable pupil capacity at a given school center is determined by the grade levels housed, the pupils in membership, and the number of pupil stations at the school. For elementary schools, the desirable pupil capacity is computed as 100 per cent of the pupil stations. Experience has shown a definite relationship between the size of a secondary school and the ability to utilize the pupil stations designed within. To find the desirable capacity of a secondary school, a utilization factor is multiplied by the number of pupil stations at the center. The utilization factor for a given school can be determined by reference to the table on the following page.

Pupil Membership			Utilization Factor
Under		300	70%
301	-	600	75%
601	-	900	80%
901	-	1200	85%
1201	-	1500	90%
over		1500	95%

(6) Initial and ultimate pupil capacity: In the recommendations for establishment of a new school center, the intiial capacity assigned is that necessary to house the pupils anticipated thereat by the end of the projection period; the ultimate capacity is usually the maximum capacity school of that type based on applicable county policies. Construction necessary for the initial capacity only is recommended. The establishment of an ultimate desirable capacity makes it possible to plan the initial construction within the framework of the ultimate size school.

(7) Use of State funds for recommended facilities: The recommendations for new construction and major alterations made in the survey report are intended to, in total, provide adequate school plant facilities for all of the pupils projected. The fact that an item is recommended does not automatically make it immediately eligible for the expenditure of state construction funds. The priority system established in State Board Regulations, Chapters 130-1.29, and 130-1.30, defines the eligibility for state funds of the various kinds of capital outlay projects within the framework of total survey recommendations.

The 1959 Monroe County School Plant Survey Report made the following recommendations:

(1) Construction of a new elementary school to relieve the Key West area.

(2) Construction of a new junior high school in Key West.

(3) Major additions at five school centers.

(4) Major alterations at five centers.

The recommendation for the construction of a new junior high school in Key West has been implemented. Major additions have been constructed at three centers. Major alterations and refurbishment have been accomplished at several centers.

Sources of Capital Outlay Expenditures for Sites, Buildings, Alterations, Equipment and Library Books

	1961-62	1962-63	1963-64	1964-65	1965-66	Totals
Local (S&M)	$175,854.43	$171,608.91	$81,364.76	$118,243.08	$301,319.54	$848,390.72
Local Bonds	-	-	-	-	-	-
Special Acts	-	-	-	-	-	-
MFP CO&DS	138,297.17	-	900.00	2,005.74	-	141,202.91
SBE Bonds	-	190,516.71	413,281.31	41,940.13	800.00	646,538.15
SCF	23,478.51	633.66	52,037.58	48,164.74	150,000.00	274,314.49
237.27	-	-	-	-	-	-
Public Law 815	92,856.23	125,603.70	522,553.46	60,638.22	-	801,651.61
Totals	$430,486.34	$488,362.98	$1,070,137.11	$270,991.91	$452,119.54	$2,712,097.88

Distribution of Total Capital Outlay Expenditures for Sites, Buildings, Alterations, Equipment and Library Books

	1961-62	1962-63	1963-64	1964-65	1965-66	Totals
Sites	$52,796.78	$234,221.96	$45,843.86	$54,397.16	$34,160.00	$421,419.76
Buildings	305,061.10	167,969.61	931,156.63	116,650.62	150,000.00	1,670,837.96
Major Alterations	19,608.40	40,903.50	10,695.14	15,502.88	54,391.00	141,100.92
New or Additional Equipment	53,020.06	45,267.91	80,058.98	74,333.89	137,708.17	390,389.01
Replacement of Equipment	-	-	-	-	29,520.00	29,520.00
Library Books	-	-	2,382.50	10,107.36	26,340.37	38,830.23
Audio-Visual	-	-	-	-	20,000.00	20,000.00
Totals	$430,486.34	$488,362.98	$1,070,137.11	$270,991.91	$452,119.54	$2,712,097.88

The money amounts shown on both tables for the school years 1961-62 through 1964-65 were taken from the Annual Financial Reports for the respective years. Amounts shown for 1965-66 were taken from the Annual School Budget.

The amounts shown for equipment purchases include expenditures for equipping new buildings and replacement of equipment for old buildings.

Recent School Membership Trends

Detailed information on school membership trends by school center for the period 1960-61 through 1964-65 is presented in Table I near the end of this report.

These trends for the entire county for the past five years are briefly summarized in Table C below:

TABLE C

Five-Year Trend in Total Membership

Year	Grades 1-6	7-9	10-12	Total
1964-65	5184	2004	1390	8578
1960-61	4403	1959	897	7259
Increase or Decrease	781	45	493	1319
% Increase or Decrease	17.74	2.30	54.96	18.17

Monroe County has shown substantial growth in pupil population during the past five years. The overall increase of 1319 pupils, grades 1-12, represents a total percentage growth of 18.17 per cent. The sharp increase in pupil growth in grades 10-12 is probably the reflection of the rapid increase in elementary and junior high pupils during prior years and the improvement in the holding power of the secondary schools.

The large increase in elementary pupils during the past five years will, in all probability, be reflected in increased pupil membership in secondary grades after 1970-71.

Estimated School Membership

The projection of future pupil population in a county is based on evidence of past trends. The method used to predict school membership in Monroe County

for the next six years is an adaptation of the "cohort survival technique" used by the United States Census Bureau; research evidence as well as experience support this technique as the best method of predicting future pupil population.

The technique is based on the establishment of a trend (or ratio) between births and first grade membership six years later and between, for example, membership in grade seven one year and grade eight the next year. Thus, to simplify, first grade membership projections are based on birth rates of the preceding years and the established ratio of births to first grade membership in the past; other grade level projections are based on the established ratio from grade level to grade level over the past five years. The resulting projection is most accurate in those counties where economic growth, in-migration, etc., proceed at a reasonably constant rate and, conversely, is least accurate if major changes in the economy and development of the county during the projection period.

Table D following presents the projected membership by grade level which is expected in Monroe County by 1970-71:

TABLE D

Projected Six-Year Membership

Year	Grades 1-6	7-9	10-12	Total	Annual Increase or Decrease
1965-66	5361	2101	1388	8850	272
1966-67	5458	2177	1362	8997	147
1967-68	5516	2242	1418	9176	179
1968-69	5645	2398	1517	9560	384
1969-70	5776	2625	1595	9996	436
1970-71	5916	2757	1673	10,346	350

Analysis of Projected Membership

	Grades 1-6	7-9	10-12	1-12
1970-71	5916	2757	1673	10,346
Increase or Decrease over 1964-65	732	753	283	1768
% Increase or Decrease over 1964-65	14.12	37.57	20.36	20.61

Projected average annual increase next six years (1970-71 over 1964-65)--294

The projected overall growth in pupil membership for grades 1-12 during the next six years will be 1768 or 20.61 per cent. The greatest percentage of growth will be in grades 7-9. This high rate of projected growth reflects the rapid increase in elementary pupils during the past five years.

Existing Pupil Capacity at Various School Centers

The staff of this survey rates the desirable number of pupil stations and the total pupil capacity in Monroe County as insufficient to meet the existing and projected needs. Table II near the end of this report shows in tabular form the existing and recommended school plant facilities of Monroe County.

Development of School Centers

In the decades prior to good roads, motorized school bus systems, and increasing urbanization, schools had to be located within walking distance of the majority of the pupils. These schools were small and simple in design and were often constructed by the community's citizens; such schools are no longer necessary except in extremely isolated areas.

The development of school centers in the modern era is a complex and expensive operation. Financing of schools may be purely local or, more often, a joint local-state effort. Various necessary regulations govern the establishment of a new center; many school boards have had limited experience in the development of school centers; consequently, they have had to depend upon the experience of others and the findings of research. The basic purpose of a school plant development program is to provide adequate facilities well located to serve existing and future pupil population. A simultaneous purpose is to avoid construction where facilities are not, and probably will not, be needed. The construction of school centers which have reached the end of their useful life, either because of changing population patterns or the condition of the building, is also an integral part of a sound school plant development program.

For best results, both educationally and economically, a school center for grades 1-6 should have at least enough pupils so that a teacher will not have more than one grade. This means that the absolute minimum for an elementary school should be approximately 180. Preferably, however, an elementary school should have sufficient enrollment to provide for a full-time principal, a librarian, and the necessary auxiliary services at an economical per pupil cost. This would require 450 to 500 pupils.

A junior high school or a senior high school should have a minimum of 300 pupils. When the enrollment is less than this number, the type of educational program that can be offered becomes limited and the cost per pupil increases proportionally. It is not educationally or economically sound

to construct a school for less than 300 unless the distance pupils would have to travel is excessive or there is ample evidence to indicate sufficient growth in an area to justify a projected increase.

Summary of Recommendations

Detailed recommendations are described with the individual school center descriptions later in this report. In general outline the recommendations of this report are as follows:

(a) Construction of a new junior high and three elementary schools.

(b) Abandonment of two existing school plants.

(c) Major additions at six existing school centers.

(d) Major alterations and refurbishment at eight school centers.

Classification of School Centers

The capital Outlay classification of a school center determines, subject to pertinent regulations dealing with priority ratings and budgeting, the extent to which all types of State Construction Funds may be used for capital improvements at a center.

School centers are usually classified by the standard grade groupings of 1-6, 7-9, and 10-12, even though a school may have only one or two of the grades present, i.e., grades 1-8. A center with two or more of the grade groupings, i.e., a 1-12 center, may be classified differently for the different grade groupings, i.e., C-2 for grades 1-6, C-3 for grades 7-9, C-5 for grades 10-12.

The guidelines given below must be interpreted and applied in conjunction with sound professional judgment. Final judgment may be based on a combination of factors or on any one factor.

Capital Outlay Class 1 (C-1)

School center where no additional construction can be authorized beyond that recommended in the survey making the C-1 classification; generally, adequate site, satisfactory building or buildings, current or projected membership at the maximum desirable for the type of school; alternative, small site, satisfactory building or buildings, projected membership below maximum desirable for the type school but in proportion to the site size. Supplementary survey may recommend major alterations, site improvement, or site expansion but cannot authorize new construction except in rare and unusual circumstances.

Capital Outlay Class 2 (C-2)

School center which is satisfactory in all major respects; generally, adequate site, satisfactory building or buildings, enrollment projected to below the maximum desirable for the type of school. Supplementary survey may recommend new construction up to the maximum capacity for the type of school and site, major alterations, site improvement, and/or site expansion.

Capital Outlay Class 3 (C-3)

School center at a time of transition; evidence insufficient to recommend replacement or consolidation but new construction should be postponed; usually, inadequate site, and/or inadequate building, and/or declining or static enrollment, and/or enrollment which is below the level necessary for an economically and educationally sound program; county-wide survey recommendations are limited to minor alterations. Supplementary survey is limited to recommended alterations for health and safety of pupils.

Capital Outlay Class 4 (C-4)

Special purpose classification; school center which probably would be recommended for consolidation if not for excessive distance; often inadequate site, and/or inadequate building, and/or declining or static enrollment, and/or enrollment which is below the level necessary for an economically and educationally sound program; construction necessary to provide adequate facilities for the program, major alterations, site expansion, and/or site improvement, may be authorized by the survey making the classification. Supplementary survey may recommend alterations or site improvements but cannot recommend new construction or site expansion except in rare and unusual circumstances.

Capital Outlay Class 5 (C-5)

School center is unsatisfactory in one or more major respects; usually, inadequate site, and/or inadequate building, and/or declining or static enrollment, and/or enrollment which is below the level necessary for an economically and educationally sound program; pupils should be transferred and/or school closed as soon as adequate new facilities are constructed elsewhere to house pupils. Supplementary survey is limited for recommending alterations for health and safety of pupils.

Capital Outlay Class 6 (C-6)

School center is unsatisfactory in one or more respects; usually, inadequate site and/or inadequate building, and/or declining or static enrollment, and/or enrollment which is below the level necessary for an economically and educationally sound program; pupils should be transferred immediately to existing adequate facilities located elsewhere. Supplementary survey cannot make any recommendations.

Scales for Estimating Minimum Space Requirements for Monroe County Public Schools

Elementary Schools

Ultimate Membership 750

FACILITY	SQUARE FOOTAGE Per Unit	PUPIL STATIONS Per Unit	TOTAL
Eight Primary Classrooms	1000 (each)	30	240
Sixteen Elementary Classrooms	900	30	480
Two Exceptional Classrooms	900	15	30
Multi-purpose Rooms	1200		
Library	2200		
Cafetorium	5500		
Teacher Planning Area (100 sq. ft. for each 100 pupils)	700		
Toilets (one each for boys and girls for each six classrooms without toilets)	200		
Administrative Suite	2000		
Storage and Mechanical Space	1200		

Junior High Schools

Ultimate Membership 1200

FACILITY	SQUARE FOOTAGE Per Unit	PUPIL STATIONS Per Unit	TOTAL
Twenty-nine General Classrooms	750	30	870
Six Science Demonstration Rooms	1200	30	180
Science Laboratory with Project Room	1380	30	30
Homemaking Suite (two teachers)	3000	24	48
Industrial Arts			
a. General Shop	2400	24	24
b. Drawing and Graphics	1200	24	24
c. Crafts	1800	24	24

FACILITY	SQUARE FOOTAGE Per Unit	PUPIL STATIONS Per Unit	TOTAL
Band Room	2400	40	40
Choral Room	1500	40	40
Shower and Locker Rooms (Two sets with a related physical education classroom for each set)	8500	80	80
Large Group Instruction Room	1500	60	60
Library	3600		
Cafetorium	7000		
Teacher Planning Area (300 sq. ft. for each 100 pupils)	3600		
Toilets (one for each sex per each set of six classrooms)	225		
Storage and Mechanical Space	1800		
Administrative Suite	3000		

Senior High Schools

Ultimate Membership 1500

FACILITY	SQUARE FOOTAGE Per Unit	PUPIL STATIONS Per Unit	TOTAL
Twenty-nine Classrooms	750	30	870
Five Science Laboratories with Preparation Rooms	1400	30	150
Two Science Demonstration Rooms	1200	30	60
Homemaking Suite (Three Teachers)	4000	24	72
General Shop	2400	24	24
Industrial Arts (Crafts)	1800	24	24
Drawing and Graphics	1200	24	24
Two Large Typing Rooms	1300	45	90
Office Practice Room	1200	30	30
Bookkeeping Room	1000	30	30
DCT Room	750	15	15
Art Room	1200	25	25
Band Room	3000	40	40
Vocal Music Room	1850	40	40
Gymnasium w/shower and locker rooms	15,000	80	80
Two Physical Education Classrooms	1400	45	90

FACILITY	SQUARE FOOTAGE Per Unit	PUPIL STATIONS Per Unit	TOTAL
Language Laboratory	1200		
Library	5000		
Cafeteria	7000		
Auditorium	10,000		
Teacher Planning Area	4500		
Administrative Suite	4500		
Publication Room	240		
Two Student Activity Rooms	400		
Toilets (one for each sex per each set of six classrooms)	225		
Mechanical and Storage Space	3250		

Special Notes

1. The square footage of the various areas of the plant was calculated from the above scales. This amount was increased by 30 per cent in order to provide for corridor space, overhangs, etc. Estimated cost is determined by multiplying the total square footage by the estimated cost per square foot.

2. Alterations were estimated using various cost factors based on state-wide experience; the figures are only estimates and may vary depending on current conditions and quality of workmanship.

The preceding standards for estimating minimum space requirements in Monroe County were made a part of this report for use in long-range planning. For future growth in pupil population in the county, additions to existing schools and construction of new schools should be planned on the basis of approved standards.

Before plans are started for any new schools or additions to existing schools, it is strongly recommended that educational specifications be developed for all instructional facilities to be built. The development of educational specifications should be a cooperative endeavor among teachers, administrators, and architects. Teachers and administrators, the people who know the instructional program, should be given the opportunity to assist the architect in the development of plans for each instructional space. The State Department of Education has personnel trained and experienced in the development of educational specifications. The service of these people is available to faculty groups when requested by the county.

School Plant Design

In designing a school building the architect must take into consideration a great many factors. Some of those factors are as follows:

(1) The building should be functional in design; that is, it should meet the needs of the educational program and be made safe and sanitary for pupils and school employees.

(2) Adequate natural lighting should be provided for classrooms without glare or other sources of seeing difficulties.

(3) The building should be designed so that the noise level can be held to a minimum.

(4) The temperature level should be adequately controlled. That is, it should be possible to keep the classrooms reasonably comfortable during both warm and cold weather.

(5) The building should be so designed that it can be economically constructed.

(6) The building should be so designed that it can be economically operated and maintained.

(7) The building should be so designed that it can be expanded economically.

(8) The general service facilities should be initially constructed of sufficient size to provide for the maximum enrollment expected to be housed at the center.

(9) The school plant should be designed so that the arrangement of the various facilities provides for the most efficient circulation of pupils in following their schedule of classes and activities during the day.

(10) A plot plan should be prepared to indicate the most effective use of the site and to guide future expansion and development.

School Sites

One of the most important phases of planning school centers is that of site selection and acquisition.

Well in advance to the time when plans are started for a new school, serious study should be given to the selection of an adequate and suitable site. As the construction of a school represents a major investment of public funds, too much emphasis cannot be placed upon the use of care and good judgment in acquiring a site.

In selecting a school site several important factors should be taken into consideration. Some of these factors are:

1. Size: The site should be adequate in size. That is, it should be of sufficient size to provide adequate space for the school building, off-street parking and off-street loading, playground areas, and protection from the location of undesirable business establishment near the building.

2. Location: A school should be located as near as possible to the center of the pupil population it serves. Building a school at a location to serve the greatest number of walking pupils is good economy for a school board. Access to improved streets and roads, availability of utilities, distance to property from which disturbances such as noise and odors could affect the school program are additional factors to consider in selecting a school site.

3. Physical Features: A good school site should be of such shape that it would be readily adaptable to school purposes; it should be reasonably free of mud and the soil should be of the type adaptable to playground development and landscaping.

A total of approximately 65 acres will be needed in Monroe County for the location of schools recommended in this survey and for the additional acreage needed to bring some of the existing sites to the size required in Section 235.20, Florida Statutes. The usable site area at Key West High and Marathon can be expanded by filling in the campus areas now covered by water; it is recommended that this be done. Total estimated cost of new sites, site additions, and site improvements is $750,000.

Maintenance and Custodial Services

Custodial service at all school centers was found to be very good. Generally speaking, maintenance service at the schools is good. Building deficiencies that can be eliminated through the maintenance program have been noted in the individual school center write-ups; the noted deficiencies should be corrected.

Financing the Proposed School Plant Program

Facilities recommended to meet the needs as detailed in the report, as listed in Table III, and including additional new sites, site additions, and site improvement will cost approximately $5,172,710. The cost estimates for new construction are based on an average of $15.00 per square foot; this figure was agreed on by Monroe County school officials and the survey staff.

The estimate includes construction costs, architects' fees, equipment, site improvement incident to new construction, and a small adjustment to compensate for the anticipated increase in costs between 1965 and 1971. The actual cost of recommended facilities may be more or less than the estimate depending on fluctuation in building costs and the quality of buildings constructed.

What plan should Monroe County follow in order to finance its school plant construction program during the next six years? The following facts concerning the financial resources and obligations of the Monroe County school system should be taken into consideration in developing plans for financing the proposed capital improvements and expansions.

(1) Trends in Non-Exempt Assessed Valuation. The 1964 non-exempt assessed valuation of Monroe County was $89,125,638. The current tax yield is approximately $84,669 per mill. The homestead exempt and the non-exempt assessed valuation of property in Monroe County from 1961 through 1965 are as shown in the following table:

Assessed Valuation Trends

Year	Total	Homesteads	Non-exempt
1961	$ 91,469,392	$ 20,880,060	$70,589,332
1962	97,468,083	22,408,980	75,064,103
1963	100,878,393	23,244,650	77,633,743
1964	104,521,990	24,167,820	80,354,170
1965	114,402,808	25,277,170	89,125,638

The total non-exempt assessed valuation of Monroe County has increased during each of the four years since 1961. The increase in non-exempt assessment from 1961 through 1965 has totaled $18,536,306 or 26 per cent. The average annual increase in non-exempt assessment for the period mentioned has been $4,634,076.

It is very important that assessment of property be at a reasonable approximation of market value. A county board of public instruction is severely limited in its efforts to provide quality education for the children in the county when low assessments together with millage limitations restrict the amount of funds that can be realized from this important source of local revenue. When real property is assessed at fifty per cent of true value, only homesteads valued at more than $10,000 make any contribution to local support of schools. On the other hand when property assessments approximate 100 per cent of true value, all homesteads valued at more than $5,000 contribute to the financial support of the school system.

(2) Index of Taxpaying Ability. The index of taxpaying ability, the dollar amount required for participation in the Minimum Foundation Program, and the mills necessary to raise the required contribution in Monroe County from 1961-62 through 1965-66 were as shown below:

Year	Index of Tax-paying Ability	Local Contribution to MFP Funds	
		Amount	Mills to Raise
1961-62	.6424	$343,614	5.12
1962-63	.6477	363,771	5.10
1963-64	.6382	376,357	5.10
1964-65	.6426	397,900	5.21
1965-66	.6348	425,522*	5.02

*Includes the amount required for junior college.

The index of taxpaying ability, the measurement of a county's ability to raise tax funds, has shown no significient change during the past five years. The index has ranged from a high of .6477 in 1962-63 to a low of .6348 in 1965-66. The index of taxpaying ability is an indicator of the strength of the county's economy. The performance of the index in Monroe County during the past five years does not present sufficient evidence on which to base a prediction of the county's economy during the next five years.

(3) Current School Taxes. During the 1965-66 school year Monore County is levying the following taxes for support and maintenance:

School Taxes Levied

Purpose	County	District #1
(a) Support and Maintenance	10	10
(b) Special Services	-	-
(c) Building and Bus Reserve	-	-
Total Mills	10	10

Monroe County is currently levying twenty mills, county and district, for the support and maintenance of its schools. The county cannot, until there is a major reassessment of property, depend on this source of revenue to implement the recommendations of this survey.

(4) Old Special Tax School District Bonds. None

(5) County-wide Special Tax School District #1 Bonds. Two issues of County-wide Special Tax School District #1 Bonds are outstanding in Monroe County. The first issue, in the amount of $500,000, was sold in 1950. Currently, the county is using Minimum Foundation Program Capital Outlay and Debt Service Funds to provide the needed debt service for this issue. Between July 1,

1966, and June 30, 1970, a total of $106,500 in CO&DS Funds will be needed to furnish the needed debt service. The final payment is scheduled to be made in 1970. The second issue, in the amount of $2,750,000, was sold on August 1, 1955. As of July 1, 1965, $1,849,000 was outstanding on this issue. The county is currently levying three (3) mills to provide the required debt service. The final payment for this issue will be due during 1975-76.

(6) State Board of Education Bonds. The Florida State Board of Education has sold two issues of State Board of Education Bonds in behalf of Monroe County. Series "A" in the amount of $600,000 was sold in 1955, and Series "B" in the amount of $750,000 was sold in 1962. Between July 1, 1966, and June 30, 1971, a total of $453,472 in Minimum Foundation Program Capital Outlay and Debt Service Funds will be needed to furnish the required debt service for these bonds.

(7) State Capital Outlay Allotments. The following table shows the extent to which school attendance has affected the number of instruction units in the county and the trends in the amounts of capital outlay and debt service allotments in the Monroe County school system from the school year 1961-62 through the school year 1965-66. The second part of the table presents estimates of the capital outlay and debt service allotments for the county between July 1, 1966, and June 30, 1971. These estimates are based on the projected school membership.

Annual Capital Outlay and Debt Service Allotments

Year	Number of Instruction Units	Amount of CO&DS Funds
1961-62	325.21	$ 130,084
1962-63	342.11	136,844
1963-64	351.94	140,776
1964-65	365.42	146,168
1965-66	376.85	150,740
	Estimated	
1966-67	382.96	153,184
1967-68	390.27	156,108
1968-69	407.07	162,828
1969-70	425.71	170,284
1970-71	440.70	176,280
Total amount anticipated, 1966-67 through 1970-71.....		$ 818,684
Less one per cent for administrative cost.....		8,186
Balance earned 1966-71.....		$ 810,498

The above table shows that $810,498 in net Minimum Foundation Program Capital Outlay and Debt Service Funds will accrue to Monroe County during the years 1966-67 through 1970-71. However, it should be pointed out that commitments have been made to use $559,972 (Items 5 and 6) as debt service on outstanding issues of State Board of Education Bonds and the 1950 Issue of County-wide Special Tax School District #1 Bonds. After these debt service deductions are made, it is estimated the county will have $250,526 in Minimum Foundation Program Capital Outlay and Debt Service Funds to apply on projects recommended in this survey.

(8) School Construction Funds (State and Local). Under Section 236.074, Florida Statutes, 1957, a special fund was created to provide additional capital outlay assistance to growing counties. Known as the Matched Building Fund Act, the law provides in the State School Construction Fund an amount approximately equivalent to $200 per pupil increase in average daily attendance for a year over that of the preceding year.

In order for a county to participate in this program, the additional capital outlay allotment accruing to the county on the basis of its increase in the number of pupils in average daily attendance must be "matched" by an equal amount from local sources deposited in a school construction fund which is a separate fund created in the county school fund to be used solely for school plant construction or reconstruction. The funds needed to meet matching requirements may be budgeted from any local source of school revenue.

The table below indicates the amount allocated to Monroe County as its share of the additional capital outlay for pupil increase in average daily membership since 1961 and the amounts estimated through 1970-71.

Biennium	State Allocation	County Matching	Total Available for Eligible Construction
1961-63	$ 114,400	$ 114,400	$ 228,800
1963-65	123,200	123,200	246,400
Year	**Estimated 1965-66 through 1970-71**		
1965-66	53,400	53,400	106,800
1966-67	54,400	54,400	108,800
1967-68	29,400	29,400	58,800
1968-69	35,800	35,800	71,600
1969-70	76,800	76,800	153,600
1970-71	87,200	87,200	174,400
Totals	$ 337,000	$ 337,000	$ 674,000

(9) Federal Funds Under Public Law 815. Due to the heavy concentration of federal programs in Monroe County, it is estimated that the school board will become eligible for additional federal funds for school construction under Public Law 815. Based upon the growth in pupil population projected in the

county by June 30, 1971, it is estimated that the county will have in its schools 300 additional pupils living on federal property and 800 additional pupils whose parents work on eligible federal property but who live off federal property. It is estimated that these pupils will qualify the county for $700,000 to apply on eligible construction projects.

(10) State Board of Eduration Bond Sale. Based upon the number of instructional units projected for the county in 1970-71, it is estimated that $800,000 in State Board of Education Bonds can be sold during that year.

(11) Summary. Following is a list of the Capital Outlay Funds, state, federal, and local, estimated to become available to the Monroe County Board of Public Instruction from July 1, 1965 through June 30, 1971, for financing the school plant program proposed in this report.

(a) Net from Minimum Foundation Program Capital Outlay and Debt Service Allotments 1966-67 through 1970-71 ($810,498 less $453,472 committed as debt service on outstanding SBE Bonds and $106,500 committed for debt service on the 1950 issue of Special Tax School District #1 Bonds).....$250,526

(b) Net from School Construction Fund ($337,000 estimated total state allocation and $337,000 county matching)..... 674,000

(c) Sale of SBE Bonds--1970-71..... 800,000

(d) Federal Funds under Public Law 815..... 700,000

Estimated total available through June 30, 1971.....$2,424,526

(12) Possible Method of Financing the Proposed Program. The total estimated cost of the school plant construction and improvement program as recommended in this report and including new sites and site improvements is $5,172,710. The summary above (10) indicates that $2,424,526 in local, state, and federal funds will become available by June 30, 1971. Thus, a substantial amount of additional funds will be needed to finance the program as recommended herein.

What alternative methods are available to the Monroe County Board of Public Instruction if it is to provide adequate plant facilities for all the pupils in the county?

The Board of Public Instruction of Monroe County is currently levying 20 mills for support and maintenance of its schools; therefore, unless there is a major reassessment of real property in the county, no additional revenue can be had from this source to implement the recommendations of the survey.

A county board of public instruction may according to the Constitution propose a Special Tax School District #1 Bond issue in an amount up to twenty per cent of the non-exempt assessed valuation of the county. However, specific approval of the State Board of Education is required if a proposed bond issue would exceed ten per cent of the current non-exempt assessed valuation or if more than six mills would be required to service the issue.

Taking into consideration fees, contingencies, and the estimated amount of $337,000 in local funds needed as matching for the School Construction Funds (Item 8), a Special Tax School District #1 Bond issue of $3,085,184 will be needed to implement the program. Based on net yield of one mill, approximately 2.56 mills would be required as debt service on an issue of $3,085,184.

The proposed bond issue when added to the outstanding bonded indebtedness would not exceed ten per cent of the non-exempt assessed valuation of the county. It is estimated the number of mills that would be required to be levied as debt service for both the existing and the proposed bonded indebtedness would not exceed six mills.

The survey staff has not attempted to establish specific priorities for the order of expenditure of funds necessary for the completion of this proposed building program. However, the classification of each center as shown in Table IV of this report together with the priority requirements of State Board Regulations, Chapter 130-1.29, should furnish basic information to the Board of Public Instruction, Monroe County, for formulation of a revised priority list.

DESCRIPTIONS OF SCHOOL PLANTS AND RECOMMENDATIONS AT INDIVIDUAL SCHOOL CENTERS

CORAL SHORES SCHOOL (44-0041) GRADES 1-12

Site: The 16 acre site is located on Plantation Key, approximately one and one-half miles south of Tavernier. Excepting the area between the cafeteria and "A" Building, the site is well drained. Two well defined multi-purpose paved play areas are located on the site. The front of the site is attractively landscaped. The site meets legal minimum requirement for this size of school.

Buildings: The plant consists of three permanent buildings, a temporary frame building and five portable buildings; they contain, in total, the following facilities: (a) two primary classrooms--50; (b) nine intermediate classrooms--270; (c) nine standard secondary classrooms--270; (d) one secondary classroom--25; (e) one science lab.--24; (f) instrumental music room--40; (g) D. C. T. classroom--15; (h) one typing room--28; (i) art room--21; (j) all-purpose home economics room--25; (k) shower and locker rooms--60; (l) unsatisfactory industrial arts shop; (m) five portable classrooms; (n) administrative suite; (o) inadequate library; (p) cafetorium; (q) storage; and (r) satisfactory toilets.

Service Systems: Natural lighting is adequate but the severe glare problem in room six should be corrected. Artificial lighting is generally satisfactory. Water is supplied by the Key West pipeline, and sewage is disposed by septic tanks. Heating is not provided.

General Condition of the Center: Exterior of permanent building is in good condition. The ceiling tiles in several rooms are water stained indicating a possible leak in the roof. Floor and ceiling tiles are missing in room number one in building "A". Several tiles are missing and the walls are cracked in boy's toilet, building "B". Toilets in kitchen and boiler room need impervious treatment. The floors of the dressing area in the shower and locker building are cement and should be sealed. Panic hardware and a door step are needed at the entrance to the boys' locker room. Ventilation in clinic is poor. Extension cords are used in excess throughout the school plant. Light switch in clinic and floor plugs in homemaking room need immediate repair. Boiler rooms are used for storage. Custodial storage space is limited. Emergency gas cut-off valve is needed inside chemistry laboratory. Additional fire extinguishers are needed throughout the school plant. Facilities in the art room are limited, and the storage of supplies and materials is poorly organized.

CORAL SHORES SCHOOL (continued)

Total Pupil Stations: Elementary 320, Secondary 508

Utilization Factor for Secondary Pupil Stations: 75%

Present Desirable Pupil Capacity:

Elementary	320
Secondary	381
Total	701

Recommendations:

A. Capital Outlay Classification: C-2 for grades 1-6; C-4 for grades 7-12

B. Pupil Transfers: None

C. Site Work: Fill and grade low area between cafeteria and building "A"; expand parking by utilizing school owned property between the school and U. S. Highway #1. As soon as possible, remove temporary and portable facilities and develop plot plan for full site utilization.

D. New Construction: Four primary classrooms--120; two intermediate classrooms--60; science demonstration room--30; art room--25; general shop--24; library (designed for expansion); gymnasium. Estimated Cost: $479,700

E. Major Alterations: Convert library to intermediate classroom--30; convert art room to intermediate classroom--9; spray toilet room walls with impervious material; cover locker room floors with suitable tile. Estimated Cost: $3,500.

F. Recommended Pupil Capacity: 560 grades 1-6
425 grades 10-12

GRACE JONES ELEMENTARY SCHOOL (44-0071) GRADES 1-4

Site: The 1.5 acre site is located at North 41st Street in Marathon. The site is well drained and the play area is well defined. The site is below legal minimum size for an elementary school.

Buildings: The plant consists of a permanent building which contains the following facilities: (a) two primary classrooms--50; (b) toilet rooms; and (c) storage.

GRACE JONES ELEMENTARY SCHOOL (continued)

Service Systems: Natural and artificial lighting is adequate. No heat is provided for the building. Water is supplied by the Key West pipeline. Sewage is disposed by septic tanks.

General Condition of the Center: Exterior of the building is in good condition. Toilet room floors and wainscots need impervious treatment. Custodial space is adequate but poorly organized.

Total Pupil Stations: 50

Utilization Factor: 100%

Present Desirable Pupil Capacity: 50

Recommendations:

A. Capital Outlay Classification: C-5 for grades 1-4

B. Pupil Transfers: 48 pupils to schools recommended for Area II

C. Site Work: None

D. New Construction: None

E. Major Alterations: None

F. Recommended Pupil Capacity: 0

HARRIS ELEMENTARY SCHOOL (44-0081) GRADES 1-6

Site: The 2 acre site is located at Southard Street in Key West. The site has adequate drainage. Play areas are well defined. The site is below the legal minimum size and should be expanded if feasible.

Buildings: The plant consists of two two-story permanent buildings and four portable buildings; they contain, in total, the following facilities: (a) four primary classrooms--100; (b) seven intermediate classrooms--210; (c) five small intermediate classrooms--100; (d) eight classrooms below 500 square feet each; (e) one exceptional education classroom below 500 square feet; (f) four portable classrooms; (g) administrative offices; (h) auditorium; (i) cafeteria including kitchen; (j) inadequate library; (k) faculty lounge; (l) credit union office; (m) storage; and (n) toilet rooms.

HARRIS ELEMENTARY SCHOOL (continued)

Service Systems: Natural lighting is adequate and artificial lighting is generally satisfactory. There is no heat provided. Water is supplied and sewage disposed by the city systems.

General Condition of the Center: Artificial lighting in portable rooms one and four is inadequate. Storage under the staircases should be eliminated. Water stains in several rooms and in the upper hall indicate a possible roof leak. Additional electrical outlets are needed in rooms fifteen and sixteen. Panic hardware is needed on all doors leading from the auditorium. The wainscots in several toilets need impervious treatment. Supplies are stored in the cafeteria boiler room. Gasoline and lawn mower are stored in the book room. The handrails of the outside stairway need replacing.

Total Pupil Stations: 410

Utilization Factor: 100%

Present Desirable Pupil Capacity: 410

Recommendations:

A. Capital Outlay Classification: C-1 for grades 1-6

B. Pupil Transfers: Excess pupils in grades 1-6 to other schools in Area I

C. Site Work: Remove temporary frame building from site.

D. New Construction: Library. Estimated Cost: $42,900

E. Major Alterations: Remove partition between rooms 8 and 9, 10 and 11, 14 and 15, 16 and 17, on second floor of "A" Building--120; remove partitions from room 6 in "A" Building for exceptional education room--minus 5; convert present library to classroom--30; provide additional electrical outlets; provide panic hardware for auditorium; spray toilet room walls with impervious material; replace broken handrail on stairway. Estimated Cost: $800

F. Recommended Pupil Capacity: 555

HORACE O'BRYANT JUNIOR HIGH SCHOOL (44-0111) GRADES 7-8

Site: The 10.05 acre site is located at 1105 Leon Street in Key West. The site is well drained and developed. It is inadequate in size to meet the needs of the school and is below the legal minimum size. This site should be expanded if feasible.

Buildings: The plant consists of a permanent building which contains, in total, the following facilities: (a) thirty classrooms--900; (b) four science demonstration rooms--100; (c) industrial arts room--24; (d) arts and crafts room--24; (e) instrumental music room--40; (f) vocal music room--40; (g) home economics suite--48; (h) combination shower and locker room for both boys and girls with a large divided room for indoor activities--80; (i) library; (j) administrative suite; (k) cafetorium; (l) toilets; (m) storage; and (n) mechanical equipment rooms.

Service Systems: Air-conditioning and good lighting make this an ideal educational center. Water is supplied and sewage is disposed by the public systems.

General Condition of the Center: Custodial service at this center is very good. The entire plant is clean and well maintained. Exit doors in boys' dressing room need adjustment; they are hard to open. As a safety measure, the transformer room needs to be securely locked. Smoke stop doors should be installed in the crosswalk halls as a safety precaution.

Total Pupil Stations: 1256

Utilization Factor: 90%

Present Desirable Pupil Capacity: 1130

Recommendations:

A. Capital Outlay Classification: C-1 for grades 7-9

B. Pupil Transfers: Excess pupils to New Junior High School in Area I

C. Site Work: Expand site if possible.

D. New Construction: Addition to kitchen; large group instruction room--60; two science demonstration rooms--60; general shop--24. Estimated Cost: $132,600

E. Major Alterations: Install smoke stop doors in the corridors on both floors and provide alternate means of egress from interior classrooms; convert existing shop to drawing and graphics room. Estimated Cost: $7,500

F. Recommended Pupil Capacity: 1190

KEY WEST HIGH SCHOOL (44-0101) GRADES 9-12

Site: The 24 acre site (partially covered with water) is located at 2100 Flagler Avenue in Key West. The developed portion of the site is well drained. Play areas have been defined. The site is attractively landscaped. The portion of the site which is covered with water should be filled and developed.

Buildings: The plant consists of permanent buildings which contain, in total, the following facilities: (a) thirty-two classrooms--800; (b) one classroom --20; (c) one science classroom--20; (d) biology laboratory--24; (e) chemistry laboratory--24; (f) physics laboratory--16; (g) industrial arts shop--24; (h) drafting room--30; (i) arts and crafts room--24; (j) speech room--30; (k) band room--40; (l) choral room--40; (m) large typing room--45; (n) DCT room--15; (o) art room--24; (p) two-teacher homemaking suite--48; (q) gymnasium--80; (r) library; (s) administrative suite; (t) cafeteria; (u) auditorium; (v) student activity rooms; (w) storage; (x) toilets; and (y) mechanical space.

Located several blocks from Key West High School is a building known as Key West High School Annex Building. This building contains: (a) thirteen classrooms (eleven utilized by Key West High School and two utilized by Memorial Elementary School); (b) library; (c) small administrative area; (d) toilets; and (e) storage. Because of the site limitation, the age of this building, and the lack of or inadequacy of special facilities, no desirable pupil capacity is assigned to this building.

Service Systems: Artificial lighting is satisfactory in all areas. There is excessive daylight brightness in all classrooms in the high school plant. Water is supplied and sewage disposed by the public systems.

General Condition of the Center: The main high school building is well maintained. The entire center shows evidence of having excellent custodial maintenance.

Total Pupil Stations: 1304

Utilization Factor: 90%

Present Desirable Pupil Capacity: 1174

Recommendations:

A. Capital Outlay Classification: C-2 for grades 10-12

B. Pupil Transfers: Pupils in grade 9 should be transferred to junior high schools in Area I.

KEY WEST HIGH SCHOOL (continued)

C. Site Work: The under water portion of the site should be filled to bring the size of this site up to 24 acres.

D. New Construction: Two science demonstration rooms--60; four science laboratories with preparation rooms. Estimated Cost: $171,600

E. Major Alterations: Convert science classroom to regular classroom--10; convert biology laboratory to regular classroom--6; convert chemistry laboratory to regular classroom--6; convert physics laboratory to regular classroom--14. Estimated Cost: $1,000

F. Recommended Pupil Capacity: 1260

MARATHON HIGH SCHOOL (44-0131) GRADES 5-12

Site: The 26.6 acre site is located on Sombrero Beach Road in Marathon. Approximately 17 acres of this site is bay bottom. The site is well drained except for areas between the wings of the buildings. Excepting the baseball field, the play areas are only partially developed. A black top play area is located on the site. The front of the site is attractively landscaped. The existing developed site is below the legal minimum size.

Buildings: The plant consists of a permanent main building, a shower and locker building, a portable building, and a frame storage building; they contain, in total, the following facilities: (a) five intermediate classrooms--150; (b) five standard secondary classrooms 150; (c) seven small secondary classrooms --175; (d) science laboratory--30; (e) small general shop--20; (f) business education room--32; (g) DCT room--15; (h) art room--22; (i) all-purpose home economics room--25; (j) shower and locker room--60; (k) portable building for music; (l) administrative offices; (m) library; (n) cafetorium; (o) classroom converted for guidance; (p) storage; and (q) toilet rooms.

Service Systems: Natural lighting is adequate. Artificial lighting is generally satisfactory. No heat is provided. Water is supplied by the Key West pipeline and sewage disposed by aerobic digestive sewer plant.

General Condition of the Center: Exterior of permanent building is in good condition. Walkways are in need of repair. Equipment in shop is not secured. Safety guards should be provided for the table saw and all V-belt drives. Additional fire extinguishers are needed throughout the plant. Boiler room should not be used as storage area. Emergency gas cut-off valve should be provided inside science laboratory. The walls in the related classroom of the girls' locker room and room 2, Wing "B", are in need of repair. The cement floors in the dressing areas of the boys' and girls' locker rooms should be sealed. Exhaust fan above dishwasher does not operate.

MARATHON HIGH SCHOOL (continued)

Total Pupil Stations: Elementary 150
Secondary 529

Utilization Factor: 100% 1-6
75% 7-12

Present Desirable Pupil Capacity: Elementary 150
Secondary 397
Total 547

Recommendations:

A. Capital Outlay Classification: C-2 for grades 7-12

B. Pupil Transfers: Elementary pupils to other available facilities in Area II.

C. Site Work: Expand the site by filling in the board owned bay bottom land as soon as possible.

D. New Construction: Construct general shop--24; music building--40; gymnasium. Estimated Cost: $300,300

E. Major Alterations: Convert present shop to clinic--minus 20; convert rooms E-8 and E-9 to multi-purpose rooms--minus 60; convert classroom adjacent to science laboratory to science demonstration room--minus 10; tile locker room floors. Estimated Cost: $2,500

F. Recommended Pupil Capacity: 490

MEMORIAL ELEMENTARY SCHOOL (44-0151) GRADES 1-6

Site: The 2.8 acre site is located at 1400 White Street in Key West. Most of the land is either covered by hard surface materials or buildings. There is very little landscaping. The size of this site is considerably below legal minimum size and should be expanded if feasible.

Buildings: The plant consists of permanent and temporary buildings and contains the following facilites: (a) nineteen classrooms--475; (b) six regular classrooms--180; (c) seven small classrooms--140; (d) inadequate administrative area; (e) library; (f) cafeteria; (g) auditorium; (h) gymnasium; (i) toilets; and (j) storage.

MEMORIAL ELEMENTARY SCHOOL (continued)

There is a frame building located on the site which is used as a county-wide materials center.

Service Systems: Severe glare and excessively bright exposures exist in most of the instructional areas. Water is supplied and sewage is disposed by the public systems.

General Condition of the Center: The entire center needs additional protection and safeguards from fire and other hazards. Conditions at this school should be greatly improved to provide maximum safety. This center should be checked by a qualified safety inspector, and the level of safety should be increased to meet the standards as set forth in the Florida State Board of Education Regulations. Exterior and interior surfaces are in reasonably good condition. Custodial service is very good.

Total Pupil Stations: 795

Utilization Factor: 100%

Present Desirable Pupil Capacity: 795

Recommendations:

A. Capital Outlay Classification: C-3 for grades 1-6

B. Pupil Transfers: 332 pupils to other schools in Area I

C. Site Work: Remove wood frame building at rear of gymnasium

D. New Construction: None

E. Major Alterations: Convert two classrooms to additional administrative area--minus 50; convert one classroom adjacent to library to audio-visual and additional library use--minus 25; improve daytime lighting control and provide additional convenience outlets; recondition restrooms with impervious wainscots; make fire safety alterations. Estimated Cost: $25,000

F. Recommended Pupil Capacity: 720

POINCIANA ELEMENTARY SCHOOL (44-0161) GRADES 1-6

Site: The 6.8 acre site is located at 14th Street and Duck Avenue in Key West. The site has been well developed, except for grass. Excepting a low area at the south end of wing "B", the site is well drained. The site is below legal minimum size for a school with the present membership.

Buildings: The plant consists of a permanent, two wing building, which contains, in total, the following facilities: (a) six primary classrooms--180; (b) twenty intermediate classrooms--500; (c) small exceptional education room; (d) library; (e) administrative offices; (f) cafeteria; (g) auditorium; (h) storage; and (i) toilet rooms.

Service Systems: Natural lighting is adequate and artificial lighting is generally satisfactory. No heating system is provided in the plant. Water is supplied by the Key West pipeline. Sewage is disposed by the city system.

General Condition of the Center: Water stains are evident in several places in the building. Paint is needed in hallway and classrooms in Wing "A". Wainscots need impervious treatment in clinic toilet, gang toilet II-15 and gang toilet II-16. Floor of clinic toilet needs impervious treatment. Wall damage should be repaired in kitchen toilet and toilet room II-30. Safety glass is needed in two exit doors in library. Custodial care of the building is excellent.

Total Pupil Stations: 680

Utilization Factor: 100%

Present Desirable Pupil Capacity: 680

Recommendations:

A. Capital Outlay Classification: C-1 for grades 1-6

B. Pupil Transfers: Excess pupils in grades 1-6 to other schools in Area I

C. Site Work: None

D. New Construction: None

E. Major Alterations: Spray glaze impervious wall coating to toilet walls; install safety glass in library doors; repair wall damage; paint hallway in Building "A". Estimated Cost: $1,500

F. Recommended Pupil Capacity: 680

SIGSBEE ELEMENTARY SCHOOL (44-0181) GRADES 1-6

Site: The 8.88 acre site is located at Sigsbee Park, Key West. Excepting the southwest corner, the site has been filled to an elevation corresponding to adjacent property and is well drained. Play areas are well defined. In general the site is attractively landscaped. The site is below legal minimum size for a school of this size.

Buildings: The plant consists of a permanent building and one portable building; they contain, in total, the following facilities: (a) six primary classrooms--180; (b) twenty-two intermediate classrooms--660; (c) one portable classroom; (d) library; (e) cafetorium; (f) one multi-purpose room; (g) inadequate administrative suite; (h) toilet rooms; and (i) inadequate storage.

Service Systems: Excessive glare exists in all classrooms. Water service is supplied by the acqueduct commission. Sewage disposal service is provided by the Navy.

General Condition of the Center: Exterior and interior surfaces of all permanent buildings are in reasonably good condition. Wood above entrance to double loaded classroom wing (located south of library), needs painting. Drinking fountains on exterior have been subjected to vandals and plans are in progress for their relocation. Main east-west covered walk needs to be increased in width to accommodate traffic.

Total Pupil Stations: 840

Utilization Factor: 100%

Present Desirable Pupil Capacity: 840

Recommendations:

A. Capital Outlay Classification: C-1 for grades 1-6

B. Pupil Transfers: 283 pupils to other schools in Area I

C. Site Work: Expand site if feasible; develop master campus plan to include school owned land and adjacent Navy land to gain maximum desirable utilization of site.

D. New Construction: Expand administrative suite. Estimated Cost: $15,600

E. Major Alterations: None

F. Recommended Pupil Capacity: 840

SUE M. MOORE ELEMENTARY SCHOOL (44-0191) GRADES 1-4

Site: The 2.71 acre site is located on U. S. Highway 1 in Marathon. The site is attractively landscaped and well drained except for area in front of school. Play areas are well defined. The site is below the legal minimum size but is well utilized.

Buildings: The plant consists of one single-story U-shaped permanent building, one portable, and a one room concrete building used as a storage area; they contain, in total, the following facilities: (a) two primary classrooms--50; (b) four intermediate classrooms--120; (c) four intermediate classrooms--100; (d) one exceptional education room--15; (e) one portable classroom; (f) administrative office; (g) storage; and (h) toilet rooms.

Service Systems: Natural lighting is adequate and artificial lighting is generally satisfactory. No heat is provided. Water is supplied by the Key West pipeline and sewage disposed by septic tank.

General Condition of the Center: Exterior of building is in good condition. Water stains on the ceiling tile in four classrooms indicate possible roof leakage.

Total Pupil Stations: 285

Utilization Factor: 100%

Present Desirable Pupil Capacity: 285

Recommendations:

A. Capital Outlay Classification: C-5 for grades 1-4

B. Pupil Transfers: 359 pupils to schools in Area II

C. Site Work: None

D. New Construction: None

E. Major Alterations: None

F. Recommended Pupil Capacity: 0

TRUMAN ELEMENTARY SCHOOL (44-0241) GRADES 1-6

Site: The 1.53 acre site is located at 1200 Truman Avenue in Key West. The site is well drained. There is no play area on the site but the city park across the street is used for physical education. The front of the site is attractively landscaped. The site is below the legal minimum size for an elementary school but is well utilized.

TRUMAN ELEMENTARY SCHOOL (continued)

Buildings: The plant consists of a two-story poured cement building constructed in 1914, with a two-story concrete block addition constructed in 1953 which contains the following facilities: (a) twenty-five intermediate classrooms--675; (b) audio-visual room; (c) library; (d) auditorium with a seating capacity of 520; (e) teachers' room; (f) administrative suite; (g) toilet rooms; (h) book storage; (i) janitor's storage; (j) cafeteria; and (k) two small concrete and wood buildings which were formerly toilet rooms and are now being used for general storage and art supplies.

Located nearby is the Reynolds Elementary Building which is utilized by this school. This building contains the following facilities: (a) four primary classrooms--120; (b) three intermediate classrooms--90; (c) cafeteria; (d) toilets; (e) storage areas; and (f) office.

Service Systems: Natural lighting is adequate. Artificial lighting is generally satisfactory. There is no heating system in any of the buildings. Water is supplied and sewage disposed by the public systems.

General Condition of the Center: Exterior of permanent building is in good condition. Water stains on the ceiling in rooms one, thirteen and fourteen indicate possible roof leaks. Damage to the ceiling in the patio area outside room thirteen needs repair. The toilet room located in the administrative suite needs impervious treatment. The fire escape is too narrow and steep. The main stairway is constructed of wood and is not encased.

Total Pupil Stations: 885

Utilization Factor: 100%

Present Desirable Pupil Capacity: 885

Recommendations:

A. Capital Outlay Classification: C-3 for grades 1-6

B. Pupil Transfers: None

C. Site Work: None

D. New Constuction: None

TRUMAN ELEMENTARY SCHOOL (continued)

E. Major Alterations: Provide impervious treatment to toilet room walls in administrative suite; replace fire escape; enclose inside stairway; expand library to include room 10. Estimated Cost: $5,500

F. Recommended Pupil Capacity: 885

PROPOSED NEW SCHOOLS

NEW JUNIOR HIGH SCHOOL "A" GRADES 7-9

Location: Area I in or in vicinity of city of Key West.

Minimum Site Size: 18 acres

Center Classification: C-2 for grades 7-9

Relief for: Area I

Initial Recommended Pupil Capacity: 1069

Ultimate Pupil Capacity: 1200

Recommended New Construction: 24 regular classrooms--720; 6 science demonstration rooms--180; science laboratory with project room--30; homemaking suite (2 teachers)--48; general shop--24; drawing and graphics room--24; crafts room--24; band room--40; choral room--40; shower and locker rooms (with two related P. E. rooms)--80; large group instruction room--60; library; cafetorium; teacher planning area; 12 toilet rooms; storage and mechanical space; administrative suite. Estimated Cost: $1,376,310

NEW ELEMENTARY SCHOOL "B" GRADES 1-6

Location: Marathon, Area II

Minimum Site Size: 13 acres (for maximum size elementary school)

Center Classification: C-2 for grades 1-6

Relief for: Area II

NEW ELEMENTARY SCHOOL "B" (continued)

Initial Recommended Pupil Capacity: 570

Utlimate Pupil Capacity: 750

Recommended New Construction: 6 primary classrooms--180; 13 elementary classrooms--390; multi-purpose room; library; cafetorium; teacher planning area; 4 toilet rooms; administrative suite; storage and mechanical. Estimated Cost: $610,350.

NEW ELEMENTARY SCHOOL "C" GRADES 1-6

Location: On Sugar Loaf Key, Area I

Minimum Site Size: 10 acres

Center Classification: C-1 for grades 1-6

Relief for: Area I

Initial Recommended Pupil Capacity: 372

Ultimate Pupil Capacity: 720

Recommended New Construction: 4 primary classrooms--120; 8 elementary classrooms--240; exceptional education classroom--15; multi-purpose room; library; cafetorium; teacher planning area; 4 toilets; administrative suite; storage and mechanical space. Estimated Cost: $501,150

NEW ELEMENTARY SCHOOL "D" GRADES 1-6

Location: Area I, in city of Key West on site to be determined.

Minimum Site Size: 13 acres

Center Classification: C-1 for grades 1-6

Relief for: Area I

Initial Recommended Pupil Capacity: 750

Ultimate Pupil Capacity: 750

NEW ELEMENTARY SCHOOL "D" (continued)

Recommended New Construction: 8 primary classrooms--240; 16 elementary classrooms--480; 2 exceptional education classrooms--30; multi-purpose room; library; cafetorium; teacher planning area; 6 toilets; administrative suite; storage and mechanical space. Estimated Cost: $744,900

TABLE I
TRENDS IN AVERAGE DAILY MEMBERSHIP BY SCHOOLS

School Center	1960 -61	1961 -62	1962 -63	1963 -64	1964 -65	Latest Month September 27, 1965-66
Grades 1-6						
Burlington	32	38	43	60	68	0
Coral Shores	346	366	349	338	348	456
Douglass	449	486	524	474	433	0
Grace Jones	42	58	55	65	70	48
Harris	659	679	687	736	680	757
Marathon	54	97	114	116	123	133
May Sands/ Memorial	384	414	394	386	738	1052
Poinciana	794	747	758	834	801	835
San Carlos	29	23	18	0		0
Sigsbee	523	634	721	919	836	913
Sue Moore	264	211	229	253	302	309
Truman	827	830	795	830	785	873
Total Grades 1-6	4403	4583	4687	5011	5184	5376
Grades 7-9						
Burlington	2	7	6	3	2	0
Coral Shores	182	188	180	162	172	179
Douglass	206	231	213	201	173	0
Grace Jones	12	10	10	6	11	0

TABLE I (continued)
TRENDS IN AVERAGE DAILY MEMBERSHIP BY SCHOOLS

School Center	1960 -61	1961 -62	1962 -63	1963 -64	1964 -65	Latest Month September 27, 1965-66
Memorial/ Horace O'Bryant	975	950	895	937	1003	1220
Key West	413	458	450	452	451	525
Marathon	169	178	197	196	193	209
Total Grades 7-9	1959	2022	1951	1957	2005	2133
Grades 10-12						
Coral Shores	88	99	121	140	134	138
Douglass	100	105	165	177	162	0
Key West	618	703	753	862	923	1035
Marathon	91	109	123	176	170	176
Total Grades 10-12	897	1016	1162	1355	1389	1349
Grand Total (Grades 1-12)	7259	7621	7800	8323	8578	8858

TABLE II
CURRENT AND RECOMMENDED PUPIL HOUSING

No.	Name	Membership, Sept., 1965 1-6	7-9	10-12	1-12	Present Desirable Pupil Stations	Membership to be housed 1970-71 1-6	7-9	10-12	1-12	Addl. Pupil Stations Recom.	Decrease in Pupil Stations Recom.	1970-71 Recom. Desirable Pupil Stations	Util. Factor	Recom. Pupil Capacity
1	Coral Shores	456	179	138	773	828	556	229	198	983	298	-	1126	100% 1-6 75% 7-12	983
2	Grace Jones	48	-	-	48	50	-	-	-	-	-	50	-	-	-
3	Harris	757	-	-	757	410	555	-	-	555	145	-	555	100%	555
4	Horace O'Bryant	-	1220	-	1220	1256	-	1200	-	1200	144	-	1400	85%	1190
5	Key West High	-	525	1035	1560	1304	-	-	1249	1249	96	-	1400	90%	1260
6	Marathon	133	209	176	518	679	-	259	226	485	64	90	653	75%	490
7	Memorial	1052	-	-	1052	795	720	-	-	720	-	75	720	100%	720
8	Poinciana	835	-	-	835	680	680	-	-	680	-	-	680	100%	680
9	Sigsbee	913	-	-	913	840	840	-	-	840	-	-	840	100%	840
10	Sue Moore	309	-	-	309	285	-	-	-	-	-	285	-	-	-
11	Truman	873	-	-	873	885	873	-	-	873	-	-	885	100%	885
PROPOSED NEW SCHOOLS															
New Junior High School "A"		-	-	-	-	-	-	1069	-	1069	1261	-	1261	85%	1072
New Elementary School "B"		-	-	-	-	-	570	-	-	570	570	-	570	100%	570
New Elementary School "C"		-	-	-	-	-	372	-	-	372	372	-	372	100%	372
New Elementary School "D"		-	-	-	-	-	750	-	-	750	750	-	750	100%	750
Totals		5376	2133	1349	8858	8012	5916	2757	1673	10,346	3700	500	11,212	-	10,367

TABLE III
BUILDING PROGRAM COST

School Center	New Construction Cost	Major Alterations Cost	Total Cost
Coral Shores	$ 479,700	$ 3,500	$ 483,200
Grace Jones	-	-	-
Harris	42,900	800	43,700
Horace O'Bryant	132,600	7,500	140,100
Key West High	171,600	1,000	172,600
Marathon	300,300	2,500	302,800
Memorial	-	25,000	25,000
Poinciana	-	1,500	1,500
Sigsbee	15,600	-	15,600
Sue Moore	-	-	-
Truman	-	5,500	5,500
PROPOSED NEW SCHOOLS			
New Junior High School "A"	1,376,310	-	1,376,310
New Elementary School "B"	610,350	-	610,350
New Elementary School "C"	501,150	-	501,150
New Elementary School "D"	744,900	-	744,900
Totals	$ 4,375,410	$ 47,300	$ 4,422,710